



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

February 2, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
MARINA DEL REY BOATHOUSE REFURBISHMENT PROJECT
APPROVE APPROPRIATION ADJUSTMENT AND REVISED PROJECT
SCOPE OF WORK AND BUDGET
SPECS. 7061; CAPITAL PROJECT 88939
(FOURTH DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will make necessary amendments to the scope of work and increase appropriations to allow the Department of Public Works to proceed with design and construction of the Marina del Rey Boathouse Refurbishment Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the Marina del Rey Boathouse Refurbishment Project is exempt from the California Environmental Quality Act pursuant to Article 19, Section 15301 (a) and (d), and the revised County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Class 1 (c) and (d), adopted by your Board on November 17, 1987.
2. Approve Capital Project No. 88939 revised scope of work and increase the total budget by \$1,128,000 to a total of \$2,780,000, which is fully funded with available Marina Replacement Accumulated Capital Outlay funds, for the Marina del Rey Boathouse Refurbishment Project.

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

"To Enrich Lives Through Effective And Caring Service"

***Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only***

3. Approve the appropriation adjustment in the amount of \$1,128,000 funded by Marina Replacement Accumulated Capital Outlay funds, which will add to the current budgeted amount of \$1,652,000 approved by the Board in Fiscal Year 2007-08, to fully fund the revised total project budget of \$2,780,000 for the Marina del Rey Boathouse Refurbishment Project, and authorize the Director of Public Works to deliver the project using the Department of Public Works' Job Order Contracting program.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with design and construction of the Marina del Rey Boathouse Refurbishment Project.

The Boathouse is located in Marina del Rey's Burton Chace Park and is operated and maintained by the Department of Beaches and Harbors (Beaches and Harbors). The Boathouse is a three-story and approximately 6,000 square feet building supported on an elevated pile foundation with three meeting rooms, one conference room, and restrooms. The Water Awareness, Training, Education, and Recreation (W.A.T.E.R.) program is operated from this facility, which provides children with sailing and kayak safety and equipment training. In addition, the facility has been used by the Fire Department lifeguards and the State of California's Boating and Waterways for training sessions.

In the Fiscal Year 2007-08 Budget, your Board approved \$1,652,000 for this project. However, on May 20, 2008, your Board established a capital project with an estimated project budget of \$1,283,000 to upgrade and renovate the Marina del Rey Boathouse to comply with Americans with Disabilities Act (ADA) requirements. The project at the time consisted of installing an elevator, ramp access, and drinking fountains; remodeling restrooms; and construction of a machine room and storage area to meet current ADA requirements. During the early stages of design, it was determined that the existing building structure did not meet current seismic standards and needed to be upgraded. Therefore, the Boathouse renovation will be expanded to include building seismic upgrades. The building seismic upgrades will consist of adding interior shear walls, strengthening the roof diaphragm, and strengthening the existing foundation support piles or adding additional support piles, as needed. The enhanced project will also include showers and lockers. Construction will begin in October 2010 and will be substantially completed by February 2012.

Upon completion of the improvements, the renovated Boathouse will be the headquarters for the Boating Center program, which will provide boating classes and

rent and store small boats. The facility will continue to provide W.A.T.E.R. program services, serve as a recreational boating center for the public, and will be available to individual boaters or groups for community meetings, private events, and educational classes.

Sustainable Design Program

The project will support your Board's Sustainable Design Program by utilizing low water usage fixtures in the restroom renovations as well as the installation of an energy saving instantaneous water heater.

Implementation of Strategic Plan Goals

These actions are consistent with the advancement of the County's Strategic Plan of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) by investing in public infrastructure that will enhance recreational opportunities for County residents.

FISCAL IMPACT/FINANCING

The total project cost, including plans and specifications, plan check, construction, consultant services, civic art, miscellaneous expenditures, and County services, is currently estimated at \$2,780,000. In Fiscal Year 2007-08, your Board approved a budget of \$1,652,000 for this project using Marina Replacement Accumulated Capital Outlay (ACO) funds. On May 20, 2008, your Board approved an initial cost estimate of \$1,283,000 for ADA improvements to the Boathouse. Approval of the attached appropriation adjustment (Attachment B) will transfer \$1,128,000 to fully fund ADA and seismic improvements to the Boathouse from the Marina Replacement ACO Fund. The Project Schedule and Budget Summary are included in Attachment A.

Operating Budget Impact

Following completion of the project, Beaches and Harbors does not anticipate any start-up costs and will absorb any immediate additional operational costs within existing budgetary resources. Future anticipated expansion of the W.A.T.E.R. program will occur only if additional staff is authorized during the annual budget process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Upon your Board's approval to proceed with this project, Public Works will obtain a Coastal Development Permit.

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, and subsequently amended on November 18, 2008 and December 15, 2009, the total project cost includes a one percent allocation to the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt under the California Environmental Quality Act (CEQA) in accordance with the State CEQA Guidelines, Article 19, Section 15301 (a) and (d), and the revised County of Los Angeles Environmental Document Reporting Procedures and Guidelines, Class 1 (c) and (d), adopted by your Board on November 17, 1987, as the project involves interior renovations and alterations of an existing County facility with no expansion of the existing use.

CONTRACTING PROCESS

The project is being managed by Public Works. The project design will be completed using Public Works' in house-staff and an existing Board-approved as-needed architectural/engineering services contract. Construction of the improvements will require a Coastal Development Permit, and will be completed using a Board-approved Job Order Contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. The Boathouse will be closed to the public during construction of the proposed improvements. Beaches and Harbors will relocate functions and events to other nearby County facilities in the Marina.

The Honorable Board of Supervisors
February 2, 2010
Page 5

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Beaches and Harbors; and Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:JT:zu

Attachments

c: Executive Office, Board of Supervisors
Civic Arts Commission
County Counsel
Department of Beaches and Harbors
Department of Public Works

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
MARINA DEL REY BOATHOUSE REFURBISHMENT PROJECT
APPROVE REVISED PROJECT SCOPE AND BUDGET
SPECS. 7061; CAPITAL PROJECT 88939
(FOURTH DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	06/30/10
Jurisdictional Approvals	08/31/10
Construction Award (Job Order Contract)	09/30/10
Construction Start	10/18/10
Substantial Completion	02/29/12
Project Acceptance	04/20/12

February 2, 2010

II. PROJECT BUDGET SUMMARY

Project Activity	Approved Budget	Impact of this Action	Revised Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
Low Bid Construction Contract	\$0	\$0	\$0
Job Order Contract	1,063,000	587,000	1,650,000
Change Orders	105,000	93,000	198,000
Departmental Crafts	0	0	0
Youth Employment	0	0	0
Construction Consultants	0	0	0
Misc. Expense (Gordian Group Fees)	16,000	19,500	35,500
Telecomm Equip – Affixed to Building	0	20,000	20,000
Civic Arts	6,950	12,050	19,000
Subtotal	\$ 1,190,950	\$ 731,550	\$ 1,922,500
Programming/Development	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 92,000	\$ 158,000	\$ 250,000
Consultant Services			
Site Planning	\$ 0	\$ 0	\$ 0
Hazardous Materials	0	10,000	10,000
Geotechnical/Soils Report and Soils Testing	0	30,000	30,000
Materials Testing/Deputy Inspection	25,000	5,000	30,000
Cost Estimating	0	0	0
Topographic Surveys	0	0	0
Construction Management	0	0	0
Construction Administration	0	0	0
Environmental	0	0	0
Move Management	0	0	0
Equipment Planning	0	0	0
Legal	0	0	0
Construction/Change Order	0	0	0
Other: Inspection Diver	0	25,000	25,000
Subtotal	\$ 25,000	\$ 70,000	\$ 95,000
Miscellaneous Expenditures	\$ 4,500	\$ 500	\$ 5,000
Jurisdictional Review/Plan Check/Permit	\$ 10,050	\$ 9,950	\$ 20,000
County Services			
Code and Contract Compliance Inspection	\$ 108,142	\$ 49,858	\$ 158,000
Design Review	4,256	15,744	20,000
Design Services	0	0	0
Contract Administration	4,556	20,444	25,000
Project Management	156,221	93,779	250,000
Project Management Support Services	0	0	0
ISD Job Order Contract Management	0	0	0
DPW Job Order Contract Management	0	0	0
ISD ITS Communications	0	0	0
Project Security	0	0	0
Project Technical Support	51,825	(24,325)	27,500
Office of Affirmative Action	4,500	2,500	7,000
County Counsel	0	0	0
Other:	0	0	0
Subtotal	\$ 329,500	\$ 158,000	\$ 487,500
TOTAL	\$1,652,000	\$1,128,000	\$2,780,000

PINK (1)

BA FORM 09/09

BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF BEACHES AND HARBORS

DEPT'S.
NO. 055

December 7, 2009

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2009-10

3 - VOTES

SOURCES

MARINA REPLACEMENT ACO FUND
MA2 - BH - 2000 - 65296
Services and Supplies
DECREASE APPROPRIATION
\$1,128,000

USES

CAPITAL PROJECT/REFURBISHMENT
Marina - Boathouse
MA2 - CP - 6014 - 65051 - 88939
Fixed Assets - Building and Improvements
INCREASE APPROPRIATION
\$1,128,000

SOURCES TOTAL: \$ 1,128,000

USES TOTAL: \$ 1,128,000

JUSTIFICATION

The budget adjustment request reflects the transfer of \$1,128,000 from the Marina Accumulated Capital Outlay Fund to the Marina del Rey Boathouse Refurbishment Capital Project 88938 for the purpose of upgrading and renovating the facility to comply with the American with Disability Act requirements as well as meet the current seismic standards. In the prior fiscal year, \$369,000 was transferred to this project.


AUTHORIZED SIGNATURE Adriana Zarate-Lee, Head, Mgmt Services

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR ---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER


BY 

B.A. NO. 071

Dec 23 20 09

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY 
12/24/09

SEND 6 COPIES TO THE AUDITOR-CONTROLLER